

Lead Dust Wipe Report

For 207 Donaldson Ave Unit:2 Rutherford Borough, NJ 07070
12/29/2024

On 12/13/2024, LEW Environmental Services, LLC (NJDC A 00015 E) performed a dust wipe sampling for the presence of lead at 207 Donaldson Ave Unit:2, (the "property") in compliance with NJAC 5:28A. We conducted our inspection in accordance with all federal, state, and municipal regulations. The regulations and inspection standards require that we plan and perform the inspection to obtain a reasonable assurance about whether or not the property is at risk from lead dust.

The maintenance and the environmental conditions of the property are the responsibility of the property's management, principals, or owners. If the property, program, or any of its tenants receive financial federal assistance, the results of this evaluation must be provided by the designated party (client) to the owner of the referenced property and the occupants within 15 calendar days of the date when the designated party receives this report or makes the presumption that lead-based paint hazards exist, per the Department of Housing and Urban Development 24 CFR Part 35.125.

All dust wipes tested are not considered actionable for lead dust. Attached you will find the NJ Lead Safe Certificate. On 9/12/24, Governor Murphy signed bill S-3368 that extends the validity of the lead safe certificate to three years. The property may still contain lead painted components and lead dust re-accumulation is possible.

Respectfully Submitted,



Marvin Ayumbi
EPA Dust Wipe Technician, NJDOH ID#NAT-DST-I-T226395-I-EN
Encl: Laboratory Results, Floor Plan, Lead-safe Certificate



181 US Hwy 46
 Mine Hill, NJ 07830
 (908) 654-8068
 (800) 783-0567
 Fax 908-654-8069

Visual Paint Assessment Report

For 207 Donaldson Avenue Unit:FL 2 Rutherford Borough, NJ 07070
 10/25/2024

On 10/25/24, LEW Environmental Services, LLC (NJDC 00015 E) performed a visual paint condition assessment for the presence of deteriorated paint, chips or dust from painting activities and paint residue on floors at 207 Donaldson Avenue Unit:FL 2, (the "property") in compliance with NJAC 5:28A. Only the dwelling and common area interiors were included. Exteriors were not part of the assessment. The visual assessment followed the protocols found in HUD's Visual Assessment Training course.

Deteriorated paint, chips or dust from painting activities and paint residue on floors were observed on the following components/surfaces.

Room	Component	Hazard
Attic Stairwell	Wall	Deteriorated Paint
Attic Stairwell	Door Components	Deteriorated Paint
Living Room	Window Components	Deteriorated Paint
Living Room	Closet Door Components	Deteriorated Paint
Kitchen	Closet Door Components	Deteriorated Paint
Foyer/Hall	Closet Door Components	Deteriorated Paint
Bedroom	Door Components	Deteriorated Paint

Identified hazards shall be remediated using either abatement (permanent) or interim controls (temporary). Abatement is permanent but has a higher cost, as Interim controls are temporary but can be much more affordable. Abatement shall be performed by a NJ Licensed lead abatement firm using licensed lead abatement supervisors and workers. You can find the list of NJ licensed lead abatement contractors at https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/ld_abat_c.pdf. Interim control work shall be performed by EPA RRP certified firms using an EPA certified RRP Renovator. You can find certified EPA RRP contractors at <https://cdxapps.epa.gov/ocspp-oppt-lead/firm-location-search>. Select RRP Contractor, then NJ, then enter your zip code to search for contractors. After completion of interim control work, a lead-based paint post-remediation with dust wipes will be required. After completion of abatement work, a lead-based paint abatement clearance will be required..

Respectfully Submitted,

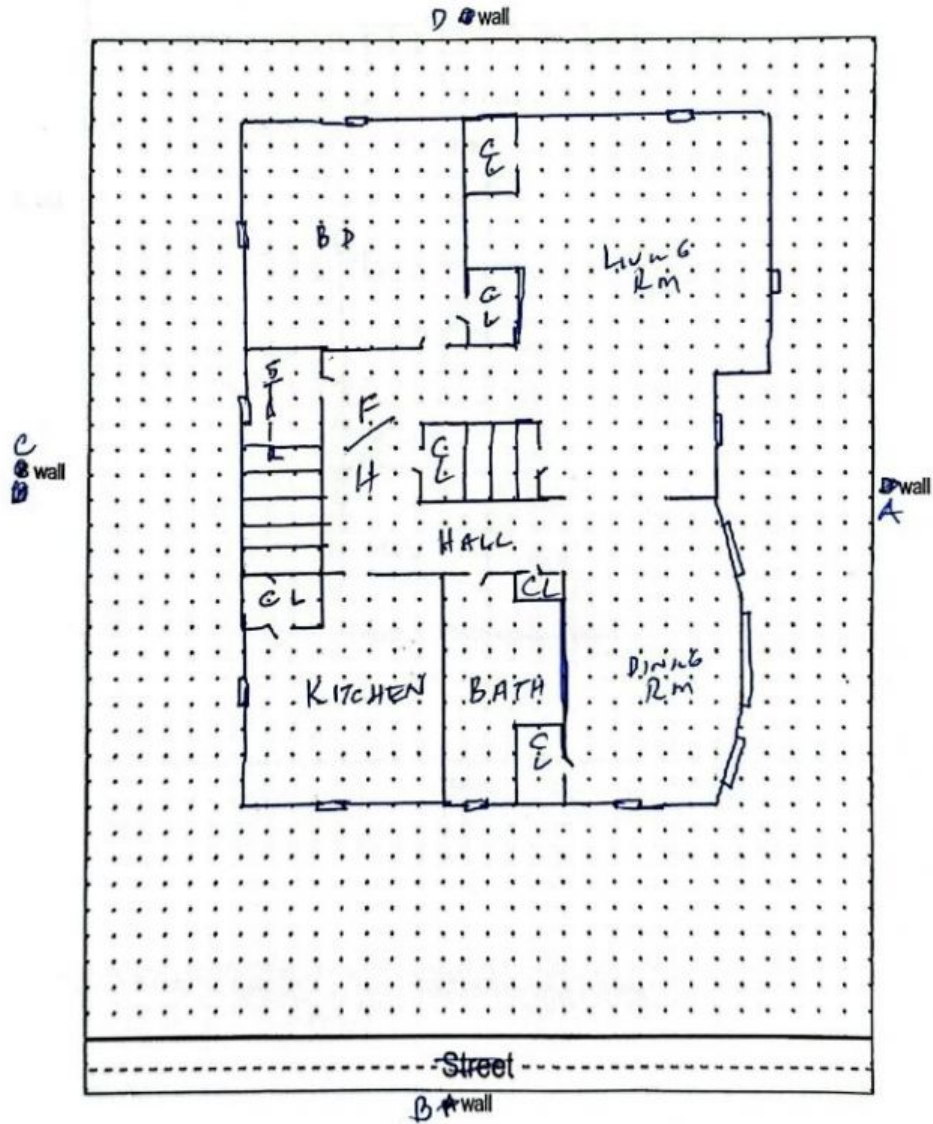
Neheru Singh
NJDOH Risk Assessor, ID#027180
Encl: Floor Plan, Photographs;

Floor Plan(s)



181 US Hwy 46
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www.lewenvironmental.com

Site: 207 DONALDSON AVE APT 2



Floor 1

Lew Environmental Services - 207 Donaldson Avenue Unit:FL 2 -Visual Inspection
Prepared By: LEW Environmental Services, LLC
10/25/2024

Hazard Photos



Hazard: Attic Stairwell | Wall | Deteriorated Paint



Hazard: Attic Stairwell | Door Components | Deteriorated Paint



Hazard: Living Room | Window Components | Deteriorated Paint



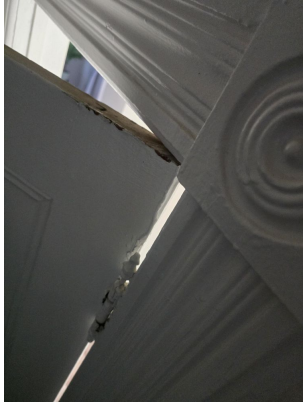
Hazard: Living Room | Closet Door Components | Deteriorated Paint



Hazard: Kitchen | Closet Door Components | Deteriorated Paint



Hazard: Foyer/Hall | Closet Door Components | Deteriorated Paint



Hazard: Bedroom | Door Components |
Deteriorated Paint

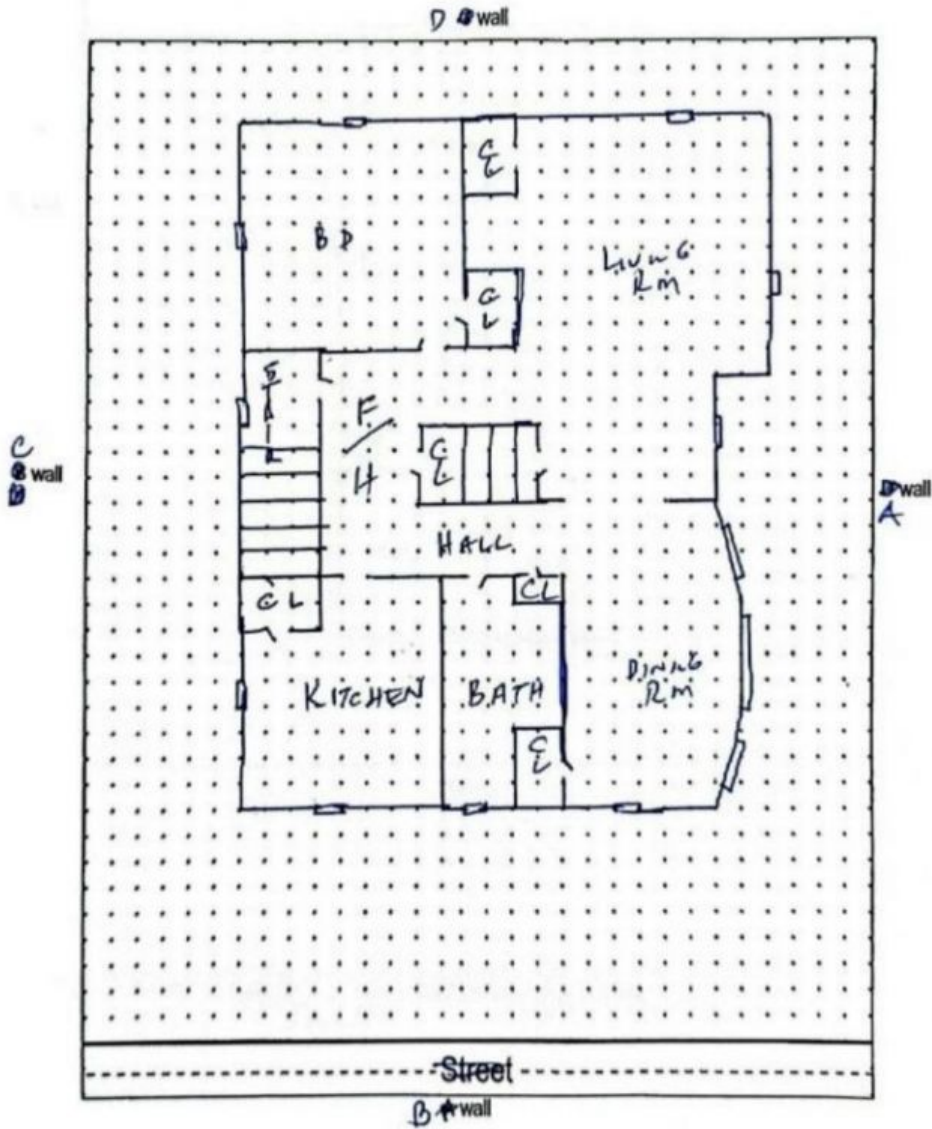
Lew Environmental Services - 207 Donaldson Avenue Unit:FL 2 -Visual Inspection
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Floor Plan(s)



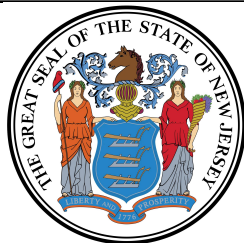
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Floor 1

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Lead Safe Certificate

It is hereby certified that a lead based paint visual inspection and/or dust wipe sampling has been performed in accordance with the protocols referenced in N.J.A.C. 5:17, and the results of which indicate that no lead-based paint hazards have been found in the dwelling unit listed below. It shall be the owner's responsibility to perform any required on-going evaluation and maintenance to ensure that the dwelling unit remain in a Lead - Safe condition. PURSUANT TO P.L.2003, c.311 (C.52:27D-437.1 et. seq.)

This certificate is **Valid For Two Years**

207 Donaldson Ave Unit:2 Rutherford Borough, NJ 07070

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Site Address

Block

Lot

Applicable Dwelling Unit: **207 Donaldson Ave Unit:2**

(CERTIFICATE IS VALID FOR A DWELLING UNIT AND SHALL BE AFFIXED TO LEASE)

Insp/RA Name: Greg Krueger

Evaluation Contractor #: 00015-E

Phone: 908-654-8068

013865

Signature

ID#

Contractor Name:

Lew Environmental Services, LLC

Contractor Address:

181 US Hwy 46

Mine Hill, NJ 07830

Date Issued:

12/13/2024

(mm/dd/yyyy)

Marvin Ayumbi

NAT-DST-I-T226395-I-EN

Technician Signature

Technician Name

ID#